Cauldwell

PROPERTY SERVICES









1 Wenford, Milton Keynes, MK10 7AN

£390,000

A well-presented and impressively spacious three-bedroom semi-detached home, occupying a particularly generous plot for the area, situated in the highly sought-after location of Broughton, Milton Keynes.

This attractive property offers thoughtfully arranged accommodation across two floors. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite, alongside a modern fitted family bathroom.

The ground floor is equally impressive, featuring a welcoming entrance hall that provides access to a bright and airy dual-aspect living room, a separate dual-aspect dining room, a convenient cloakroom, and a stylishly refitted kitchen, ideal for modern family living.

Externally, the property truly stands out. To the front, there is a well-maintained garden complemented by an additional lawned area to the side, enhancing the sense of space and kerb appeal. The rear garden is exceptionally large—one of the biggest seen in the area—offering a fantastic outdoor space for entertaining, relaxation, or family use. The garden also provides direct access to the garage, which is positioned at the rear, along with off-road parking.

ENTRANCE HALL
Double glazed composite door to front. Radiator. Stairs to first floor landing.

LIVING ROOM 16'6" x 10'2" (5.04 x 3.10)
Double glazed window to front. Double glazed French doors to rear. Television point and internet point. Built in speaker system with media connection point.

DINING ROOM 9'2" x 7'9" (2.80 x 2.38)
Double glazed windows to front and side. Radiator.

KITCHEN 13'11" x 8'2" (4.26 x 2.50)
Double glazed window and door to rear. Re-fitted range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and microwave and four ring gas hob with extractor hood over. Space for fridge freezer. Integral dishwasher and washing machine. Under cupboard lighting. Radiator. Pantry cupboard with media connections for speakers.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear. Radiator. Access to part boarded loft space.

BEDROOM ONE 12'11" x 10'1" (3.95 x 3.09)
Double glazed window to front. Radiator. Fitted wardrobes. Door to ensuite

ENSUITE
Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Wall mounted cabinet.

BEDROOM TWO 11'0" x 9'8" max (3.36 x 2.97 max)
Double glazed window to front. Radiator. Airing cupboard.

BEDROOM THREE 10'11" x 6'7" (3.34 x 2.02)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with shower attachment, wash hand basin in vanity surround and close coupled wc. Extractor fan. Heated towel rail.

FRONT GARDEN
Small garden area with shingle stone and railings. Lawn area to side.

GARAGE AND PARKING
Up and over door. Parking to rear. Door to garden.

REAR GARDEN
Rear width shingle seating area with decking, lawn and paved patio. Access to side. TImber shed. Door to garage. Outside tap.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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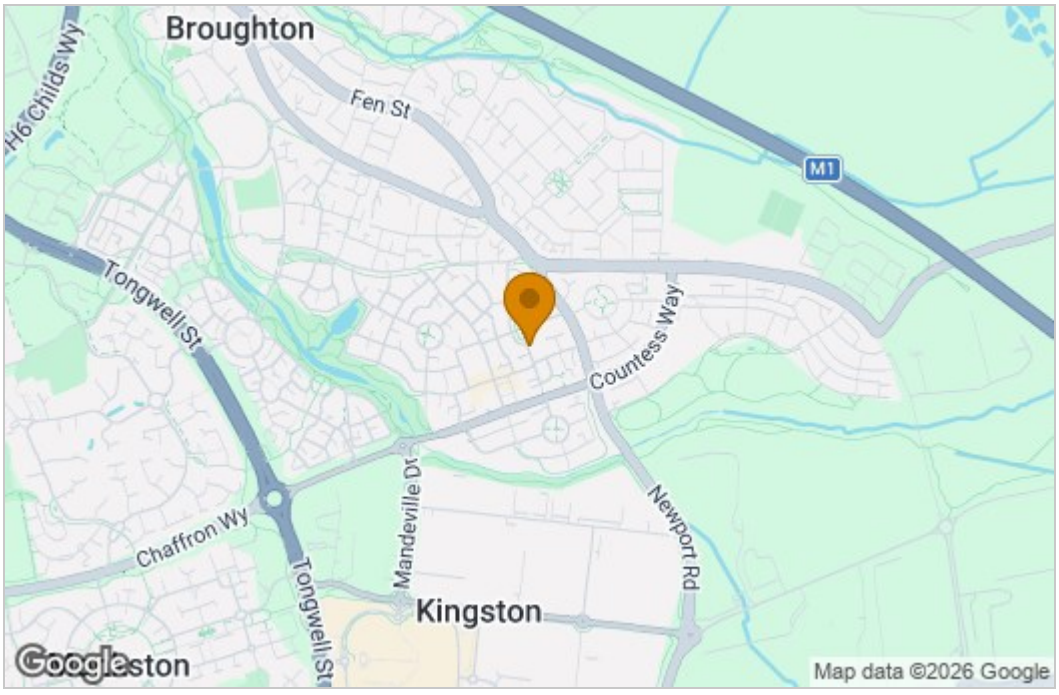
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Floor Plan

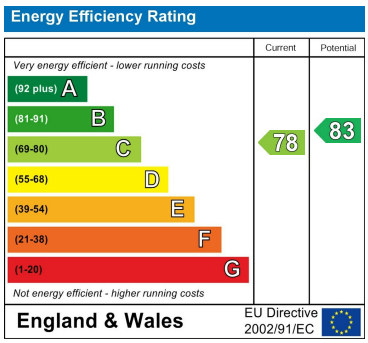


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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